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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT  
DEPARTMENT**

*(Plg.I(1))*

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR  
CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN THURKAPPALLE  
(V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT.

*[Memo No. 14115/Plg. I,(1)/2022, Municipal Administration & Urban Development (Plg.I(1), 24<sup>th</sup> March, 2025.]*

The following draft variation to the land use envisaged in the notified Master  
Plan MDP-2031 issued vide G.O.Ms.No.33, MA&UD, Dt. 24.01.2013, which is  
proposed in exercise of the powers conferred by sub-section (1) of section 15 of  
Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into  
consideration after expiry of fifteen days from the date of publication of the  
notification in the Telangana Gazette and that any objections or suggestions which  
may be received from any person with respect thereto before expiry of said period  
will be considered by the Government of Telangana. Objections or suggestions  
should be addressed to the Principal Secretary to Government, Municipal  
Administration and Urban Development Department, Dr.B.R.Ambedkar Telangana  
Secretariat, Hyderabad - 500022.

**DRAFT VARIATION**

The site in Sy.No.563 of Thurkappalle (V), Shamirpet (M), Medchal -Malkjgiri  
District to an extent of Ac.16-20gts., or 66773.12 Sq.Mts., with road affected  
1503.35 Sq.Mts and net site area to an extent of  
65269.77 Sq.Mts., which is presently earmarked as Conservation use as per the  
notified MDP-2031 issued vide G.O.Ms.No.33 MA & UD Department, dt: 24.01.2013,  
is now proposed to be designated as Residential use, subject to compliance of  
G.O.Ms.No.106 MA, Dated. 06.07.2020, **subject to the following conditions:**

1. The applicant shall pay the CLU Development/Conversion Charges to HMDA  
as per rules in force before issue of final orders.

2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt:07-04-2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

#### **SCHEDULE OF BOUNDARIES**

North : Sy.No.562 existing 60ft wide B.T road on north side of the site (which is proposed 30 mts as per MDP-2031)  
 South : Vacant land in Sy.No. 551 of Thurkapally (V)  
 East : Vacant land in Sy.No.564 of Thurkapally (V)  
 West : Vacant land in Sy.Nos. 560 & 553 of Thurkapally (V)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR  
 CHANGE OF LAND USE FROM MANUFACTURING ZONE TO MULTIPLE USE ZONE SITUATED  
 AT MALKAJGIRI (V&M), MEDCHAL - MALKAJGIRI.

*[Memo No. 16788/Plg. I,(1)/2023, Municipal Administration & Urban Development (Plg.I(1), 28<sup>th</sup> March, 2025.]*

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Moula ail zone segment approved by the Government vide G.O.Ms.No.288 MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

#### **DRAFT VARIATION**

The site in Sy.No's: 617/11 situated at Malkajgiri (V&M), Medchal- Malkajgiri for an extent of 36421.7078 Sq.mts (Ac. 9.00), which is presently earmarked for Manufacturing use zone as per the notified Erstwhile HUDA Area Master Plan in Moula ail zone segment approved by the Government vide G.O. Ms. No. 288 MA, dt: 03.04.2008, is now proposed to be designated as Multiple use zone, **subject to the following conditions:**



1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.o.Ms.No.168, dt:07.04.2012.
11. The applicant shall submit the authorized affidavit, (not on official letter head) stating that he has applied change of land use for only Ac 9.00 from total Ac12.00 land. Rest of the Ac 3.00 will be applied for CLU if it is used for other construction purposes excluding industrial. Before News paper publication
12. Cancellation letter for file No.049208/GHT/CLU/U6/HMDA/2909 2021 is must for processing of a new file No. 061831/GHT/CLU/U6/HMDA /15092023. Before News paper publication.

#### **SCHEDULE OF BOUNDARIES**

North : Sy No.617/P, 617/9/P & 617/11/P of Malkajgiri village  
 South : Sy.No.617/12/P of Malkajgiri Village.  
 East : About 70 feet wide BT road  
 West : Sy No.617 part of Malkajgiri village

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE, IN JAYABERI ENCLAVE, PHASE-II, GACHIBOWLI (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT.**

*[Memo No. 1419/Plg.I(1)/2025, Municipal Administration & Urban Development (Plg.I(1), 28<sup>th</sup> March, 2025.]*

The following draft variation to the land use envisaged in the notified the CDA Master plan 2021 approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad- 500022.



**DRAFT VARIATION**

The site in Sy.No's.102, 103/1, 103/2, 103/3, & 111, Plot No. 36 & 36-A, of Jayaberi Enclave, Phase-II, Gachibowli (V), Serilingampally (M),, Ranga Reddy District, to an extent of 780.27 sq.mts /933.34 Sq.yds., which is presently earmarked for Residential use zone, as per the notified the CDA Master plan 2021 approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, is now proposed to be designated as Commercial use zone., **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from GHMC before undertaking any development in the site under reference.
4. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
5. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
6. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
11. The applicant shall submit the NOC from Irrigation department & Revenue department before Building permission to local body.
12. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.

**SCHEDULE OF BOUNDARIES**

North	:	About 40feet wide road and Sy.No.102/P of Gachibowli (V)
South	:	Sy.No102/P of Gachibowli Village
East	:	About 50feet wide road and Sy.No102/P of Gachibowli (V)
West	:	Sy.No. 102/P of Gachibowli (V)



DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN THUMKUNTA (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT.

*[Memo No. 18412/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1), 28<sup>th</sup> March, 2025.)]*

The following draft variation to the land use envisaged in the notified HUDA - 2021 approved by the Government Vide G.O.Ms.No.288 MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad - 500022.

**DRAFT VARIATION**

The site in Sy.Nos.283/P & 284/P situated at Thumkunta (V), Shamirpet (M), Medchal-Malkajgiri (D), to an net extent of 48617.34 Sq.Mts, which is presently earmarked for conservation use zone as per the notified HUDA -2021 approved by the Government Vide G.O.Ms.No.288 MA, dt:03.04.2008, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
5. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities/ Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.
6. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
7. The Owners / applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.



10. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
11. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
12. The applicant shall hand over proposed 60mtrs master plan road affected area which is passing through the site to the local body at free of cost through registered gift deed.
13. Subject to condition of outcome of court order before coming for development permission.

#### **SCHEDULE OF BOUNDARIES**

- North : Sy.No.283/P in conservation use zone and proposed 60mtrs Master Plan road as per HUDA -2021
- South : Sy.No.283/P & 284/P in conservation use zone
- East : Sy.No.277, 273 in open space use zone, Sy.no.282 in conservation use zone and proposed 60 mtrs master plan road as per HUDA-2021
- West : Sy.No.361/2, 284/P in conservation use zone

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION ZONE TO RESIDENTIAL ZONE IN GOPANPALLY (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.

*[Memo No. 11834/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1), 17<sup>th</sup> April, 2025.)]*

The following draft variation to the land use envisaged in the notified erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

#### **DRAFT VARIATION**

The site in Sy.No.262 Part of Gopar.pally (V) Serilingampally (M), Ranga Reddy District to an extent of 108759.37 Sq.Mtrs., or Ac.26.35 Gts, net CLU site area is 1,06,814.53 Sq.Mtrs., which is presently earmarked as Conservation use as per the notified erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now proposed to be designated as Residential use, **subject to the following conditions:**

1. The applicant shall pay the Development / Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.

2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

#### **SCHEDULE OF BOUNDARIES**

North : Sy.No. 263 of Gopanpally (V)  
South : Sy.Nos.123, 124 of Gopanpally (V)  
East : Sy.Nos. 124/P, 262/P of Gopanpally (V)  
West : Sy.No.123/P, 261/P of Gopanpally Village and  
Osmannagar Village

**M. DANA KISHORE,**  
*Principal Secretary to Government.*

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